

PUBLIC HEARING INFORMATION

The proposed amendment will be reviewed and acted upon at two public hearings: first, before the Planning Commission and then before the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed amendment. You may also contact a registered neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a plan amendment request or approve an alternative to the amendment requested.

If you have any questions concerning this notice, please contact the City of Austin Planning Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

- by attending the Public Hearing and conveying your concerns at that meeting
- by submitting the Public Hearing Comment Form
- by writing to the city contact listed on the previous page.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and may be published online.

Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada en la noticia oficial) antes de la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, y el número de caso de la persona designada en la noticia oficial. La correspondencia y la información enviada a la Ciudad de Austin están sujetas a la Ley de Información Pública de Texas (Capítulo 552) y pueden ser publicadas en línea.

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:

Maureen Meredith
City of Austin - PDC
Planning Department
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2023-0019.01

Contact: Maureen Meredith, 512-974-2695 or
Maureen.Meredith@austintexas.gov

Public Hearing: July 18, 2024 - City Council

☐ I am in favor
☒ I object

Mary Ingle
Your Name (please print)

3406 Duval ST 78705
Your address(es) affected by this application

[Signature] 7/7/24
Signature Date

Comments: This property at 3405 Duval is a clear case of "buyer beware!" Due diligence was not done by the current owner when purchasing this property with extra units with violations. WE still had CODE enforcement when these units were built illegally in the 1990s. No permit can be issued to the owner until this mess is cleaned up. The current owner has not exhausted all remedies for compliance process such as the Board of Adjustment, re-subdivision for compliance, demolition of offending incursions, etc. By upzoning this property to MF-1, the City would be rewarding cheaters and blatantly offending law-biding property owners who have followed their zoning entitlements of SF-3 with similar land mass. (What kind of message is this, City of Austin?) There are no adjacent multi-family properties on Duval ST and Harris; this is an example of spot-zoning, defined by Black's Law Dictionary as: "spot zoning refers to when a piece of property or groups of property have special zoning laws applied to them that differ from the zoning laws surrounding them. The practice of spot zoning can be very controversial and may be illegal." Do not grant this request for MF-1. Plus, with the passage of H.O.M.E. 2 on 5/17/24, this case should be withdrawn. The setbacks would not be in violation and a re-subdivision might be in order to make the number of units work. [Re: NPA-2023-0019.01, C14-2024-0035]